

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting Agenda for June 14, 2010 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



Oliver Smith
Chair

Ann Quinley
Vice Chair

Deb Hofler
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Christine Lewis

David Montross

Keith Robertson

Rich Rudolf

Jon Vick

Chad Christianson

Robert Davis

Pending
Victoria Cloutier

1. **Call to Order, Declaration of a Quorum, Pledge of Allegiance**
2. **Approval of Minutes**
3. **The 2030 Plan for Valley Center.** Presentation by the General Plan Update and Mobility Subcommittees (Sandy Smith, Rich Rudolf, Bob Davis and others)
 - a. Concept and overview
 - b. Regional categories
 - c. Planning Commission Endorsed Land Use and Mobility Maps
 - d. North Village Concept
 - e. South Village Big Picture
 - f. Semi-Rural and Rural Lands
 - g. Misunderstandings and misinformation
 - h. Questions. Please hold your questions to the end
4. **Discussion Items (No VCCPG advisory vote is to be taken for the following items.)** *Note: Normal Planning Group project reviews and votes are being moved to an additional regular meeting held in 2 weeks on June 28, 2010 at 7pm at this location*
 - b. DPLU meeting to discuss how to limit liability for planning groups and sponsor groups to be held on June 26, 2010 at DPLU in Kearney Mesa, invite to CPG/SG Chairs and interested parties. (Smith)
 - c. Discussion of Planning Commission visit to Valley Center on June 12, 2010 and of the follow-up Planning Commission meeting on PAA 07-009 (Smith)
5. **Open Forum** Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting. Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.
6. **Action item (VCCPG advisory vote may be taken on this item)** *Information sent to members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.*

Bureau of Indian Affairs (BIA) Notice of Availability for an Environmental Assessment (EA), proposed Fee to Trust conversion by the San Pasqual Band of Diegueno Mission Indians for a single parcel totaling 9.08 acres for continued use as a parking lot and future development of a shopping plaza. Parcel location is corner of North Lake Wohlford Road and Valley Center Road. EA is posted on the internet at <http://www.environtinc.com/San-Pasqual-DraftEA-9.pdf>. The stated purpose of the proposed action is "to facilitate Tribal self-determination and economic development by increasing Tribal revenues and providing employment opportunities for tribal members. In addition, the free-to-trust transfer will promote cultural and social preservation, expression and identity; political determination and self-sufficiency; and economic growth by providing an adequate Tribal land base and homeland that is subject to Tribal sovereignty." Discussion and vote to support/not support the actions taken by the VCCPG Chair and the Tribal Liaison subcommittee per the urgency item added to the VCCPG Agenda on May 10, 2010. (Smith/Herigstad).

6. Subcommittee Updates (Informational reports by subcommittee representatives)

- a. Mobility – (Christine Lewis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Jon Vick, Chair)
- i. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- j. Tribal Liaison – (Paul Herigstad, Chair)
- k. Website – (Bob Davis, Chair)
- l. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- m. Castle Creek (Oliver Smith, Chair)
- n. Equine Rezoning (Paul Herigstad, Chair)

7. Correspondence Received

- a. San Diego County Planning Commission to VCCPG, Agenda for regular meeting on Friday, May 14, 2010, 5201 Ruffin Road, Suite B. San Diego, CA. Consideration of Pine Creek Ranch Major Subdivision (4 lots) in Central Mountain Subregional Plan Area; Medical marijuana Facilities Ordinance; Palomar Christian Center in North Mountain Subregional Plan area.
- b. DPLU to VCCPG, ZAP 03-007W1; Lilac Ridge Wireless Telecommunication Facility Modification; P10-010; 3300-10-010; Project address is 10378 Lavender Point. Escondido, CA 92026 at Lilac Rd. Minor Use Permit, Verizon Wireless Verizon Wireless proposes to install 12 panel antennas and one 4-ft diameter microwave antenna on a new 35-foot high monopine. All equipment located inside a new 12X33 stick built shelter with stucco finish and a tile roof. Project contact person, Karen Adler at 760-715-3416. (DPLU Planner is Michelle Chan at 858-694-2610).
- c. San Diego County Registrar of Voters to VCCPG; request for information about which seats and occupants of seats are up for re-election in 2010.
- d. DPLU to VCCPG; Hill Top Ranch; Minor Subdivision (4 lots/remainder); Tentative Parcel Map TPM 21129; ER 08-02-006; project address: Pauma Heights Road at La Cuesta De Pauma; APN: 133-311-53-001; letter to Harlan Beck of Pauma View Ranch, LLC, Pauma Valley; raises questions about project billing, DPLU's lack of response to Lawyer Wes Peltzer's letter and request to continue to process the project. DPLU says that Beck may withdraw TPM 21129, incorporating it into TM 5263 or processing TPM 21129 as a tentative map. (DPLU Project Manager is Katie Hughes 858-495-5845).
- e. DPLU to Oliver Smith, VCCPG. Receipt of letter about Equine Zoning Subcommittee; meetings already held by DPLU about Equine Zoning and statement of willingness to meet with the Sub-committee and to possibly develop strategies on how to address const concerns with a Major Use Permits as well as to explore different processing options. To set up a meeting contact Carl Stiehl at 858-694-2216
- f. Planning Commission of San Diego to VCCPG; Notice of Public Hearing on May 28, 2010 at 5201 Ruffin Road. TM 3100 5494, ER 3920 08-08-026; Residential subdivision of 31.55 acres into six residential lots located south of Sierra Rojo Road along Double K Roads in Valley Center. TM5194 Frolich Tentative Map. Last VCCPG action was a vote to approve a replacement may in May, 2008.
- g. SANDAG to VCCPG; comment period extended to June 18, 2010 on Programmatic Environmental Impact report for the 2050 Regional Transport Plan. Comments to Rob Rundle, 401 B Street, Suite 800 San Diego.
- h. Army Corps of Engineers to VCCPG; Notice of intent to prepare a draft EIS and Hold a Public Scoping meeting; applicant is Jim Simmons, Gregory Candy Landfill LTD, 160 Industrial Street, Suite 200, San Marcos, CA . The proposed project would affect the San Luis Rey River and Gregory Canyon and would discharge fill materials into approximately 2 acres of waters in the San Luis Rey River and Gregory Canyon.
- i. DPLU to VCCPG; POD 09-006 Solar Energy Zoning Ordinance Amendment; The proposed ordinance amendments are intended to set forth standards for the installation and operation of Solar Energy Systems. Comment requested by June 18, 2010. Hearing before the Planning Commission anticipated on July 9, 2010 and before the Board of Supervisors in August 2010.
- j. DPLU to VCCPG; DPLU is requesting public review of proposed revisions to Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection. Revision includes updates to incorporate changes to the County Fire Code, improved standards for dead end road length and improved Standards for shelter in place. Comments must be received by June 18, 2010; for additional information contact James Pine at 858-495-5434.
- k. DPLU to VCCPG; Lilac Vista Wireless Telecommunication Facility Modification; ZAP03-007W1; ER03-02-002A; Project address is 11200 Berry Road, Valley Center. CA 92082; APN 129-320-17-00; Kiva project 10-0125030. Project is a minor use permit modification to allow the co-location of a wireless telecommunication facility on an existing mono-tree. The project consists of the addition of 12 panel antennas on the existing 55' mono tree along with associated equipment; Project Contact person is Karen Adler at 760-715-3416; (DPLU project manager is Michelle Chan at 858- 694-2610.)
- l. DPLU to VCCPG; Villalobos Site Plan, B Designator 3500-09-010 (STP); ER 3910-09-08-007 located at Valley Center Road and Woods Valley Road. Grant of Site plan which authorizes a 2,800 square foot commercial retail space and 5,600 square feet of storage for feed and agricultural supplies. Site plan as been reviewed and approved only for the B designator review pursuant to the Valley Center Design Review Guidelines and the Preliminary Grading and improvement plan.

8. Adjournment

Next Regular Meeting: June 28, 2010